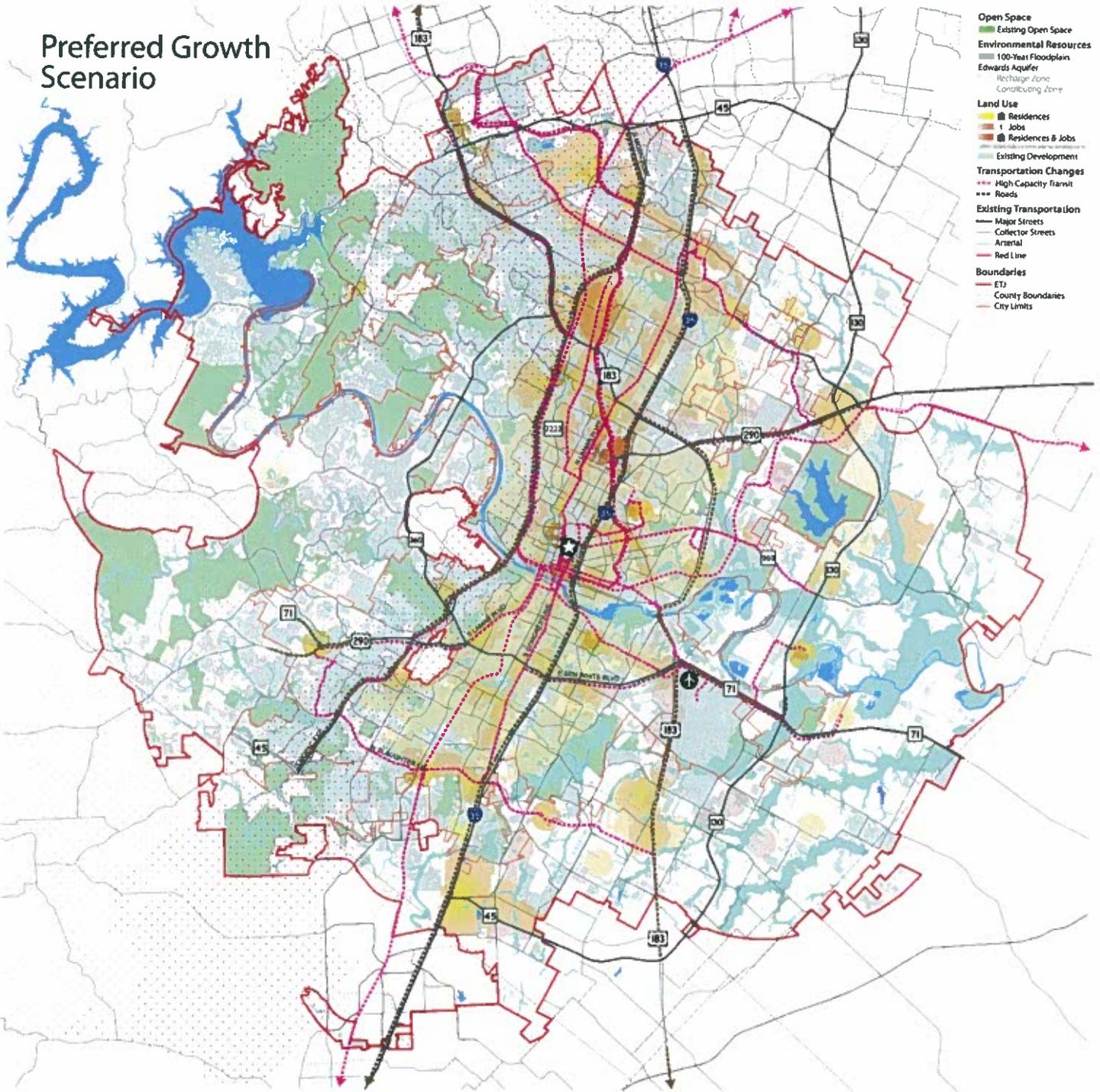


# Preferred Growth Scenario



## Regional Centers

The major urban hubs at the region. They have the highest densities of jobs and residents, are highly walkable, support high-capacity transit, and include a full spectrum of employment uses. Downtown, Lokeline, Robinsan Ranch, North Burnett Gateway, Highland Mall, and Southside are Regional Centers. Some Regional Centers are entirely urban, like Downtown, while others (like Robinsan Ranch or the southern center at the intersection of IH-35 and SH 45) are likely have urban cores surrounded by well-connected but lower density development.

## Town Centers

Include a mix of commercial and residential uses supporting high-capacity transit. They include townhouses, rowhouses, apartments, as well as some single-family houses, in addition to offices and community serving retail. The Mueller redevelopment is a local example of a Town Center.

## Neighborhood Centers & Mixed-Use Corridors

Highly walkable and support transit, but are less dense and have more local focus than Town Centers. They have community-serving retail and services (e.g., dry cleaners, beauty salons, coffee shops, restaurants) along with moderately dense housing types, such as small-lot single-family, duplexes, townhouses, and apartments. Neighborhood centers are concentrated on several blocks or around one or two intersections, while mixed-use corridors extend along a linear corridor (e.g., South Congress Avenue).

## Job Centers

Predominantly office and industrial uses. Development can occur at a range of scales, depending on zoning and neighborhood plans. Job center uses include major employers (e.g., IBM in North Austin) and industrial uses such as warehouses, offices, and manufacturing that need to be located further from residences. While these areas are currently best served by car, the Preferred Growth Scenario increases public transit options (e.g., light rail, bus rapid transit) to shift the reliance away from the automobile.

## Infill Residential

Residential development that occurs as redevelopment or alongside existing development (e.g., new residences built on vacant land next to existing homes, redevelopment of a 1-story office building for several townhouses or apartments). Housing types may include the broad range of single-family houses, duplexes, secondary apartments, townhouses, and apartments.

## Greenfield Residential

Residential development on undeveloped land. Residential housing types may include single-family houses, duplexes, townhouses, and apartments.